

IN RE: PETITION FOR VARIANCE

SS Ashton Valley Way, approx.
1900 ft. N & W of c/l Inwood Avenue
7619 Ashton Valley Way
1st Election District
1st Councilmanic District
Ruth Shelton, Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-267-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for the property located at 7619 Ashton Valley Way, located in the Ashton Valley subdivision of Baltimore County. The Petition was filed by Ruth Shelton, property owner. Variance relief is requested from Section 1B01.2.C.1 b. of the Baltimore County Zoning Regulations (BCZR) to allow a 16.62 ft. front yard setback in lieu of the required 25 ft., and to amend the Final Development Plan for lot 33 of Ashton Valley. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

Appearing at the requisite public hearing held for this case were Jay Weiss on behalf of the developer of the Ashton Valley subdivision; Ruth Shelton, property owner, and Vince Moskunas, the professional engineer who prepared the site plan. There were no Protestants or other interested persons present.

Testimony and evidence presented was that the community of Ashton Valley is a subdivision of approximately 50 homes located near Patapsco State Park in western Baltimore County. The development plan for the subdivision has been approved by Baltimore County and the community is now being built out. The subject property is known as lot 33 within that subdivision. The property is 11,914 sq. ft., zoned D.R.2. The property has been purchased by Ms. Shelton from the developer.

Presently, the property is partially improved. Specifically, foundation walls have been constructed for a single family dwelling to be erected on the property. Apparently, however, the dwelling's location was improperly staked during a survey. As a result of this error, a front yard setback of 16.62 ft. will be maintained, in lieu of the required 25 ft.

An examination of the site plan shows that the improper staking of the property was caused, in part, by the unusual shape of the lot. The lot is irregularly shaped due to its curved frontage on Ashton Valley Way. This road terminates as a cul-de-sac which is a short distance away from this lot. An examination of the site plan also shows that the 16.62 ft.

ORDER RECEIVED FOR FILING
Date 3/23/99
By M. H. H. H.

front yard dimension is measured from a garage which will be attached to the dwelling. The closest setback for the portion of the house containing living quarters is 18.05 ft.

Based upon the testimony and evidence presented, I am persuaded to grant the Petition for Variance. In my judgment, the setbacks meet the spirit and intent of the regulations. An examination of the site plan shows that the house is not inappropriately laid out from the road way when compared with other dwellings in the area. Moreover, I find that the property is unique by way of its configuration and shape. In sum, I am persuaded that the Petitioner has complied with the requirements set out in Section 307 of the BCZR.

Pursuant to the advertisement, posting of the property and the public hearing on this Petition held, and for the reasons given above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County, this 23rd day of February 1999, that the Petition for a Zoning Variance from Section 1B01.2.C.1 b. of the Baltimore County Zoning Regulations (BCZR) to allow a 16.62 ft. front yard setback, in lieu of the required 25 ft., and to amend the Final Development Plan for lot 33 of Ashton Valley, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

ORDER RECORDED FOR FILING
Date 2/23/99
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

February 23, 1999

Mrs. Ruth Shelton
134 Avon Beach Road
Baltimore, Maryland 21222

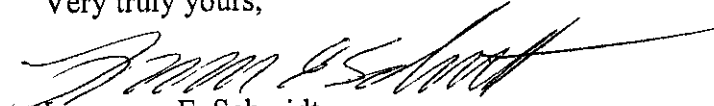
RE: Petition for Variance
Case No. 99-267-A
Legal Owner: Ruth Shelton
Property: 7619 Ashton Valley Way

Dear Mrs. Shelton:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted, with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an Appeal, please feel free to contact our Appeals Clerk at AC-410-887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
Encl.
Copy:
Mr. Vincent J. Moskunas
M&H Development Engineers, Inc.
200 E. Joppa Road, Room 101
Towson, Maryland 21286





Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at #7619 Ashton Valley Way

which is presently zoned D.R. Z

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B01.2.C.1.b

To permit a 16.62-foot street front setback in lieu of the required 25 feet and to amend the FDP for Lot 33 of Ashton Valley.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons. (indicate hardship or practical difficulty)

1. THE HOUSE WAS STAKED WRONG IN THE FIELD.
2. THE FOUNDATION WALLS ARE CONSTRUCTED; NO AREA TO RIGHT OF WAY FOR REQUIRED FRONT SETBACK.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No.

79-267-A

RSU 9/15/97

Legal Owner(s):

Ruth Shelton

Name - Type or Print

Ruth Shelton

Signature

Name - Type or Print

Signature

134 Avon Beach Road (410) 285-4224

Address

Telephone No.

Baltimore, MD 21222

City

State

Zip Code

Representative to be Contacted:

Vincent J. Moskunas

M&H Development Engineers, Inc.

Name

200 E. Joppa Road Room 101

(410) 828-9060

Address

Towson, MD 21286

Telephone No.

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

UNAVAILABLE FOR HEARING

Reviewed By WLR

Date 1-15-99

Drop Off

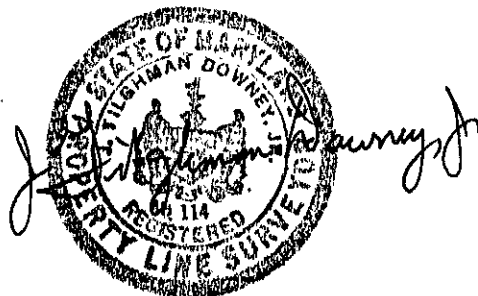
No Review

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

ZONING DESCRIPTION FOR #7619 ASHTON VALLEY WAY

Beginning at a point on the south side of Ashton Valley Way which is 50' wide at a distance of 315' west of the centerline of Amore Circle which is 50' wide. Being Lot #33 in the Subdivision of Ashton Valley as recorded in Baltimore County Plat Book No. 66, Folio No. 29, containing 11,914 square feet. Also known as #7619 Ashton Valley Way and located in the 1st. Election District, 1st. Councilmanic District.



J. Tilghman Downey, Jr.

99-267-A

1001

DIRECT CORRESPONDENCE TO.

FAX: 410-828-9066

DATE: Jan. 25, 99

SUBJECT: 7619 Ashton Valley
Front yard vandalism

ATTENTION: _____

OUR FILE: _____

FEB - 5

☒ PER AGREEMENT
☐ PER YOUR REQUEST
☐ FOR YOUR INFORMATION
☐ FOR APPROVAL
☐ FOR COMMENT

☐ APPROVED - DWG(S). _____

☐ APPROVED AS NOTED - DWG(S). _____

☐ RETURNED FOR CORRECTION - DWG(S). _____

☐ PLEASE RESUBMIT - DWG(S). _____

☐ _____

1 COPY(S) OF transmittal SENT TO John Weiss

COPY(S) OF _____ SENT TO _____

COPY(S) OF _____ SENT TO _____

REMARKS:

☐ PLEASE SIGN AND RETURN ONE COPY OF THIS TRANSMITTAL AS A RECEIPT

VERY TRULY YOURS,

M. & H. Development Engineer, Inc.

SENT BY: Ym

RECEIVED BY: _____

DATE: _____

91848



January 19 99

WE HEREBY CERTIFY, that the annexed advertisement of

M. F. H. Development Engineers
99-267-A

was published in "THE BALTIMORE SUN" a daily newspaper printed
and published in the City of Baltimore 1/20/99, 1/21/99
1/22/99

The Baltimore Sun Company,

By Linda Moran

7331

NOTICE OF ZONING HEARING
The Zoning Commissioner
of Baltimore County, by au-
thority of the Zoning Act and
Regulations of Baltimore
County, will hold a public
hearing in Towson, Maryland
on the property identified
herein as follows:
CASE NUMBER: 99-267-A
7819 Ashton Valley Way
S/S Ashton Valley Way,
approximately 1900' N & W
of centerline Inwood Avenue
1st Election District - 1st
Councilmanic District
Legal Owner: Ruth Shelton
Variance to permit a
16.62-foot street front set-
back in lieu of the required
25 feet and to amend the
FDP for Lot 22 of Ashton
Valley.
HEARING: February 5, 1999
at 2:00 p.m., Room 407,
County Courts Building, 401
Booley Ave.
ARNOLD JABLON,
Director.

FEB - 5

BALTIMORE COUNTY, MARY ID
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 063020

DATE 1/15/99 ACCOUNT 001-6150

AMOUNT \$ 50.00 (WCR)

RECEIVED FROM: M&Y Development Engineers Inc

FOR: VARIANCE PETITION

7619 Ashton Valley Way
#99-267-A Drop-Off - No Review

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
1/21/1999 1/20/1999 15:51:58
REG 0905 CASHIER LSM1 LXS DRAWER 15
5 MISCELLANEOUS CASH RECEIPT
Receipt # 091715 OFLN
EX NO. 063020

50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-267-A
PETITIONER/DEVELOPER:
(Ruth Shelton)
DATE OF HEARING
(Feb. 5, 1999)

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
7619 Ashton Valley Way Baltimore, Maryland 21228_____

The sign(s) were posted on _____ 1-19-99 _____
(Month, Day, Year)

Sincerely,

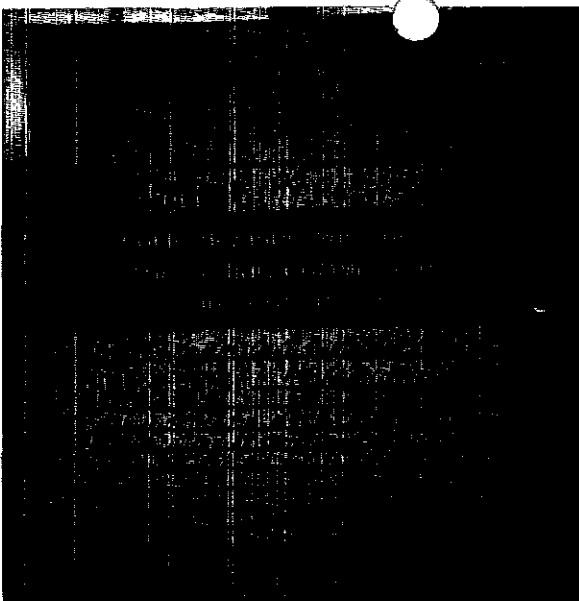

(Signature of Sign Poster & Date)

____ Thomas P. Ogle, Sr. _____

____ 325 Nicholson Road _____

____ Baltimore, Maryland 21221 _____

____ (410)-687-8405 _____
(Telephone Number)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 15, 1999

Mr. Vincent J. Moskunas
M&H Development Engineers, Inc.
200 East Joppa Road, Room 101
Towson, MD 21286

Dear Mr. Moskunas:

RE: Drop-Off Petition, Case No. 99-267-A, 7619 Ashton Valley Way

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. Once a detailed review has been completed by the staff, those comments will be forwarded to you (hopefully before the hearing).

As Baltimore County is no longer responsible for posting properties, I have enclosed the proper form pertaining to this. This form was also faxed to Les today. The sign must contain the wording indicated on the "Zoning Notice" form and the certificate of posting must be completed by the poster and returned to this office.

As agreed in my telephone conversation with Les today, you will be responsible for putting the advertisement in the newspaper. The ad must appear in the paper by January 19, 1999. A certificate of publication must be forwarded to this office as soon as possible.

If you have any questions regarding the above, please do not hesitate to contact Sophia Jennings at or myself 410-887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "WCR".

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:scj

Enclosures

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: _____

Petitioner: _____ M&H Development Engineers, Inc.

Location: _____ #7619 Ashton Valley Way

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____ M&H Development Engineers, Inc.

ADDRESS: _____ 200 E. Joppa Road Room 101

Towson, MD 21286

PHONE NUMBER: _____ (410)828-9060

AJ:ggs

(Revised 09/24/96)

99-267-A

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than 1-19-99

Format for Sign Printing, Black Letters on White Background:

To Be
ADVERTISED BY 1-19-99

ZONING NOTICE

Case No.: 99-267-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: ROOM 401, COUNTY COURTS BLDG, 401 BOSLEY AVE

DATE AND TIME: WED. FEB 3, 1999 — 2 PM

REQUEST: VARIANCE TO PERMIT A 16.62-FOOT
STREET FRONT SETBACK IN LIEU OF THE
REQUIRED 25 FEET AND TO AMEND THE
FDP FOR LOT 33 OF ASHTON VALLEY.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 19, 1999

Mr. Vincent J. Moskunas
M&H Development Engineers, Inc.
200 East Joppa Road, Room 101
Towson, MD 21286

Dear Mr. Moskunas:

RE: Case Number 99-267-A, 7619 Ashton Valley Way

The above matter, previously assigned to be heard on February 3, 1999 has been postponed due to the fact that it was not advertised by the required date. The case has been **rescheduled for Friday, February 5, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue.**

As discussed in a telephone conversation with Carl Richards today, you will be responsible for putting the advertisement in the newspaper. The ad must appear in the paper by January 21, 1999 or you will lose this hearing date. A certificate of publication must be forwarded to this office as soon as possible.

Please be advised that, as the individual receiving the postponement, the responsibility and costs associated with the appropriate posting of the property now lies with you. The petitioner or his/her agent may not personally post or change a zoning sign. One of the currently approved vendors/posters must be contacted to do so. The new hearing date and time must be affixed to the zoning sign as soon as possible.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

AJ:scj

c: Ruth Shelton

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper

1/19/99

WCR spoke to Vince.

Ad did not go into
paper. WCR told him
hearing would be PP.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 15, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-267-A
7619 Ashton Valley Way
S/S Ashton Valley Way, approximately 1900' N & W of centerline Inwood Avenue
1st Election District – 1st Councilmanic District
Legal Owner: Ruth Shelton

Variance to permit a 16.62-foot street front setback in lieu of the required 25 feet and to amend the FDP for Lot 33 of Ashton Valley.

HEARING: Wednesday, February 3, 1999 at 2:00 p.m. in Room 407, County Courts Building, 401 Bosley Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

c: Ruth Shelton
M&H Development Engineers, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY JANUARY 19, 1999.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 27, 1999

Mr. Vincent J. Moskunas
M & H Development Engineers Inc
200 E. Joppa Road Room 101
Towson, MD 21286

RE: Item No.: 267
Case No.: 99-267-A
Location: 7619 Ashton Valley Way

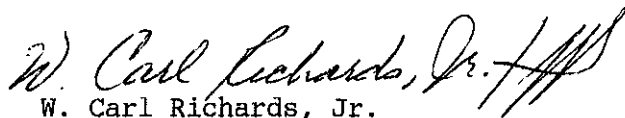
Dear Mr. Moskunas:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on January 15, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us





Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 1.22.99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 267 WCR

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: January 28, 1999

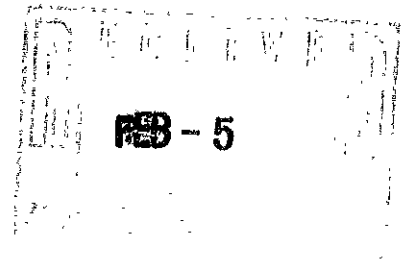
FROM: *Sub* Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for February 1, 1999
Item Nos. 259, 261, 266, and 267

The Bureau of Developer's Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File





**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

January 28, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF January 25, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

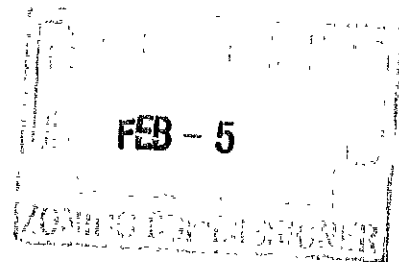
8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

259, 261, 262, 263, 264, 265, 266 and 267

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File



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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

January 26, 1999

Mr. Vincent J. Moskunas
M&H Development Engineers, Inc.
200 East Joppa Road
Room 101
Towson, MD 21286

Dear Mr. Moskunas:

RE: Drop-Off Petition Review, Case Number 99-267-A, 7619 Ashton Valley Way

At the request of the attorney/petitioner, the above referenced petition was accepted for filing without a final filing review by the staff. The plan was accepted with the understanding that all zoning issues/filing requirements would be addressed. A subsequent review by the staff has revealed no unaddressed zoning issues and/or incomplete information. As with all petitions/plans filed in this office, it is the final responsibility of the petitioner to make a proper application, address any zoning conflicts and, if necessary, to file revised petition materials. All revisions (including those required by the hearing officer) must be accompanied by a check made out to Baltimore County, Maryland for the \$50.00 revision fee.

If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Very truly yours,


John R. Alexander
Planner II
Zoning Review

JRA:scj

Enclosure (receipt)

c: Zoning Commissioner

Come visit the County's Website at www.co.ba.md.us



*for
2/5*

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: January 28, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 7619 Ashton Valley Way

INFORMATION:

Item Number: 267

Petitioner: Ruth Shelton

Zoning: DR 2

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning does not oppose the applicant's request provided that a restriction is placed in the order prohibiting the parking of any vehicle that extends over the sidewalk. In order to ensure consistency with concerns regarding universal access, it is important to ensure that sidewalks and other areas devoted to public access remain barrier free.

Section Chief:

Jeffrey W. Long

AFK/JL:

Hearing 2/5/99
at 2 p.m.

RE: PETITION FOR VARIANCE
7619 Ashton Valley Way, S/S Ashton Valley Way,
appx. 1900' N & W of c/I Inwood Ave, 1st Election
District, 1st Councilmanic

Legal Owners: Ruth Shelton

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-267-A

* * * * *

ENTRY OF APPEARANCE

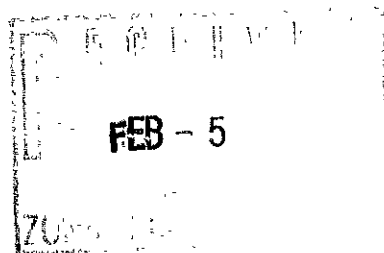
Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 27th day of January, 1999, a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunas, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner(s).



Peter Max Zimmerman
PETER MAX ZIMMERMAN

PETITIONER(S) SIGN-IN SHEET

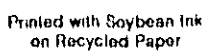
ADDRESS

200 E. JUPPA ROAD. 21886

31 Warner Ave 2/20/8
2/20/8

134 Avon Beach Rd 21222

Freda Spelton



INTERSTATE

101

D.R. 2

D.R. 3.5

ASHTON

AMORE
CIRCLE

VALLEY

WAY

SITE

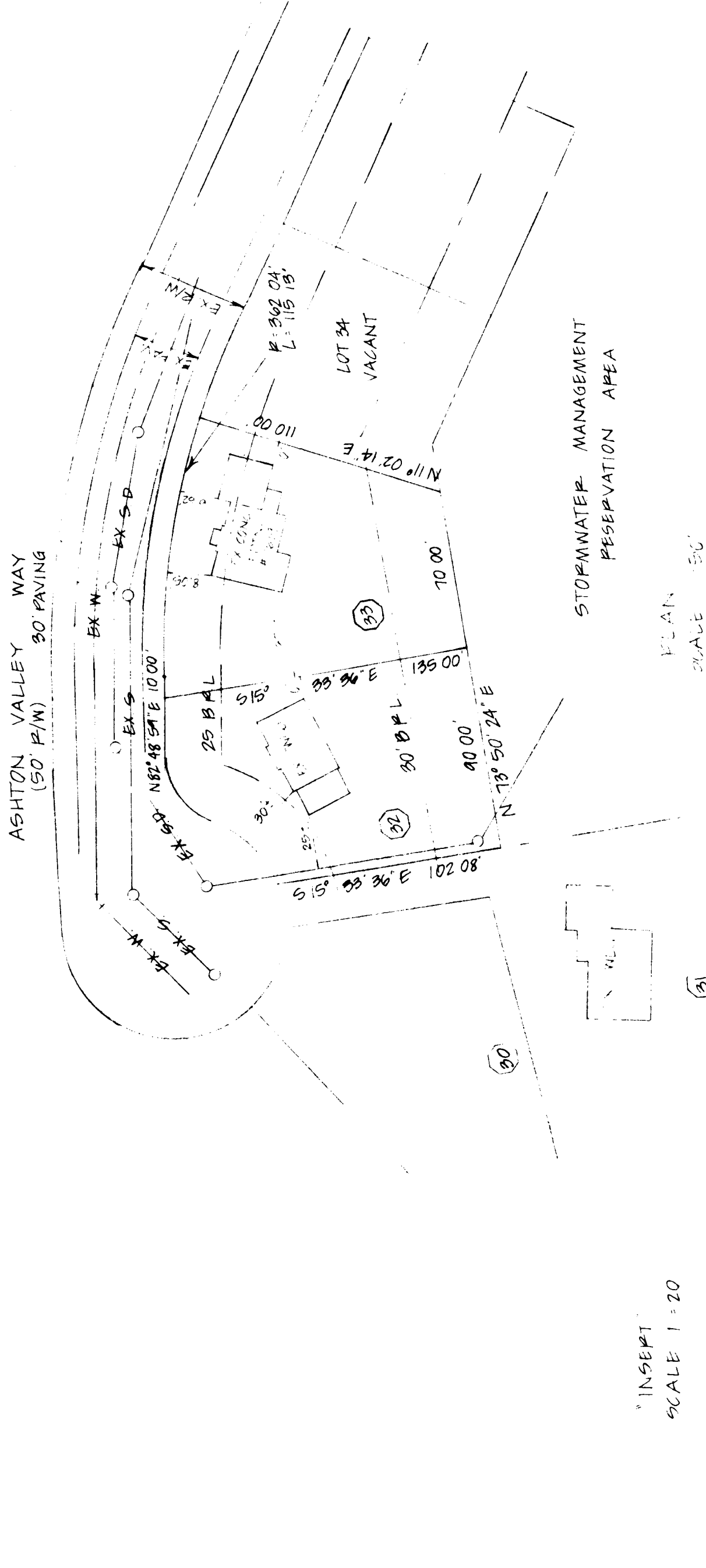
INWOOD

AVENUE

INWOOD

ZONING MAP: N.W. 1-H
SCALE: 1" = 200'
#7619 ASHTON VALLEY WAY
LOT 33 ASHTON VALLEY

99-267-A

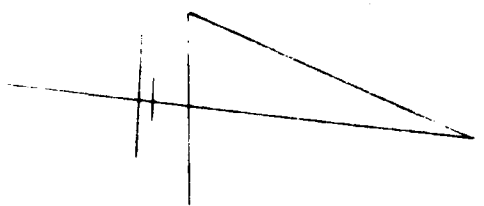
[illegible]

M&H DEVELOPMENT
ENGINEERS, INC.

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Room 101, Shell Building
Towson, Maryland
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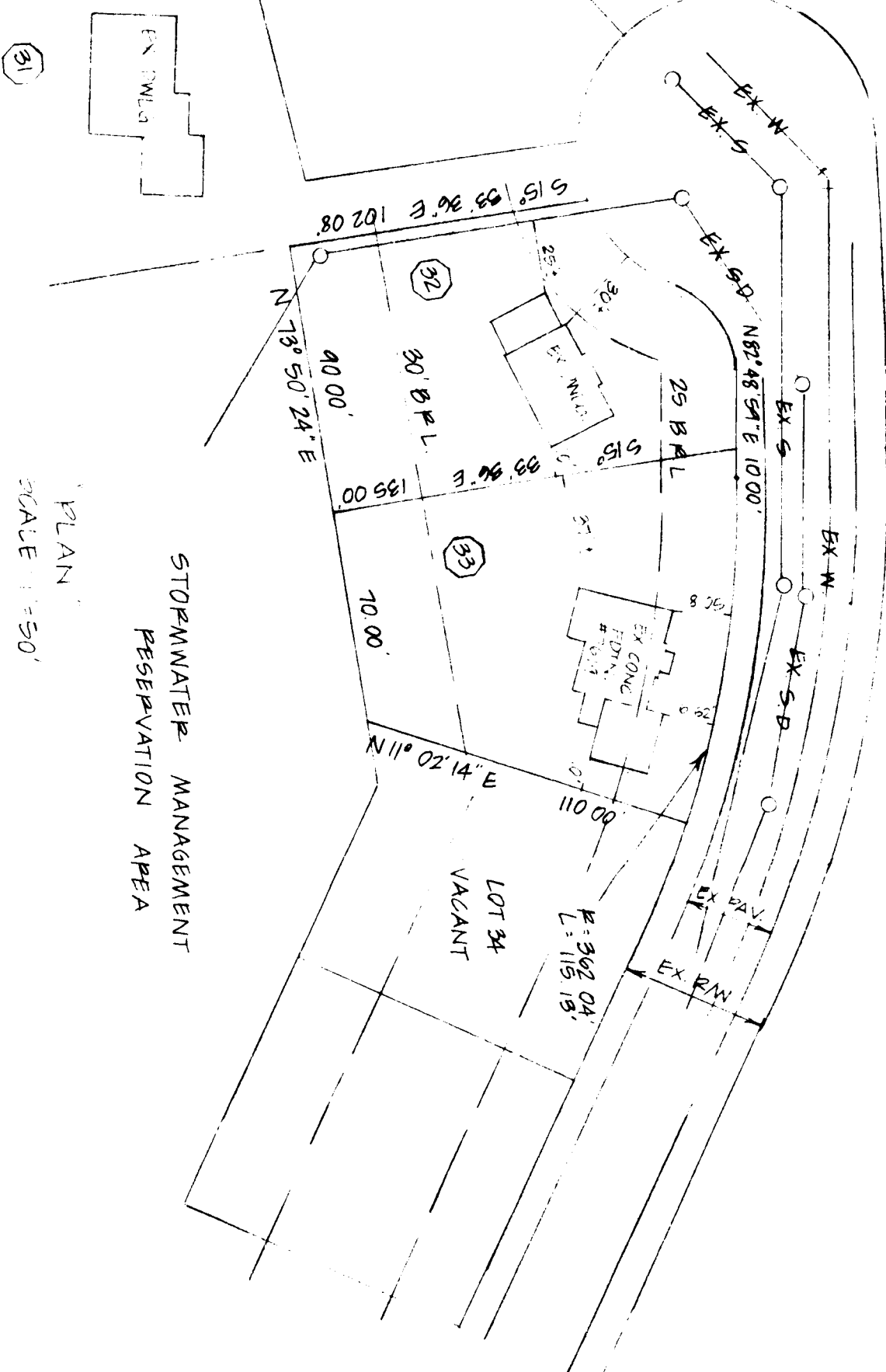
DEED REF
TAX ACCT N° 2200018287

ZONING OFFICE USE ONLY	REVIEWED BY	ITEM #	CASE #
			1551

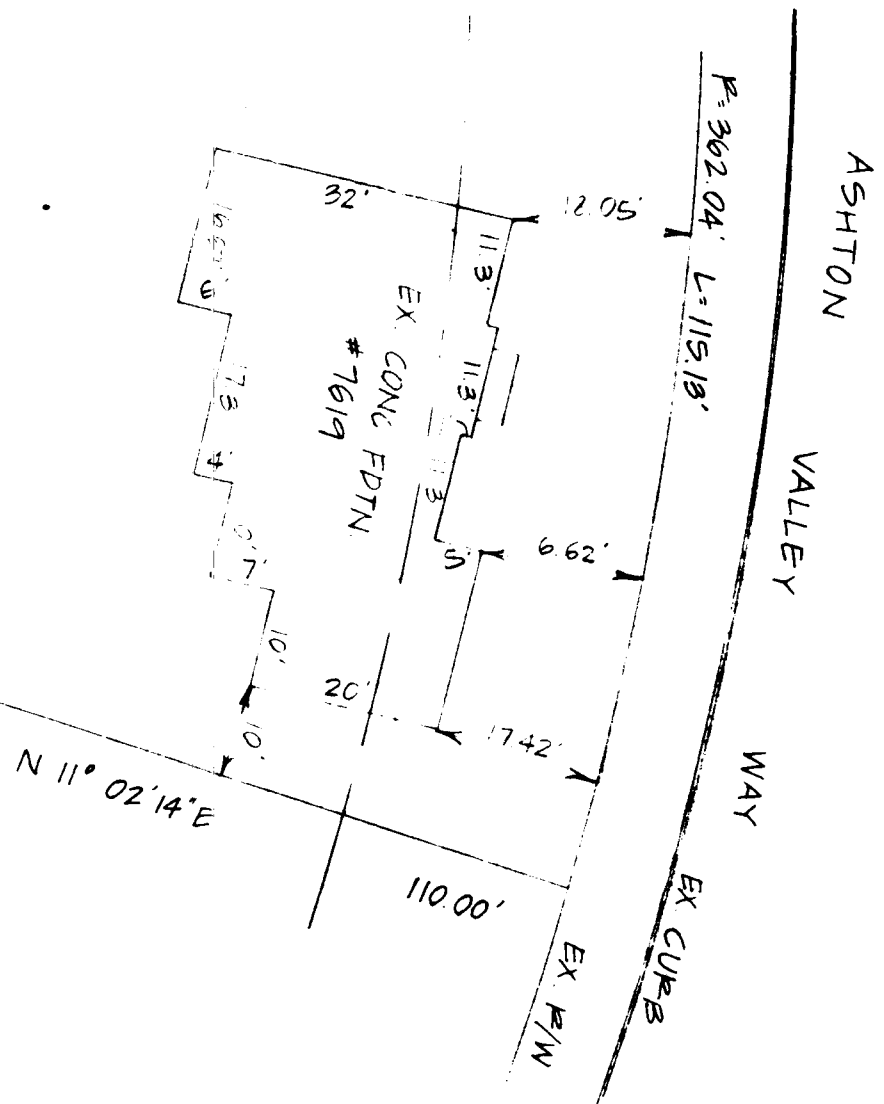


ASHTON VALLEY WAY
(50' F/W) 30' PAVING

* INSERT
SCALE 1" = 20'
FRONT SETBACK DIMENSIONS AS FIELD LOCATED



STOPWATER MANAGEMENT
PRESERVATION AREA
PLAN
SCALE 1" = 50'

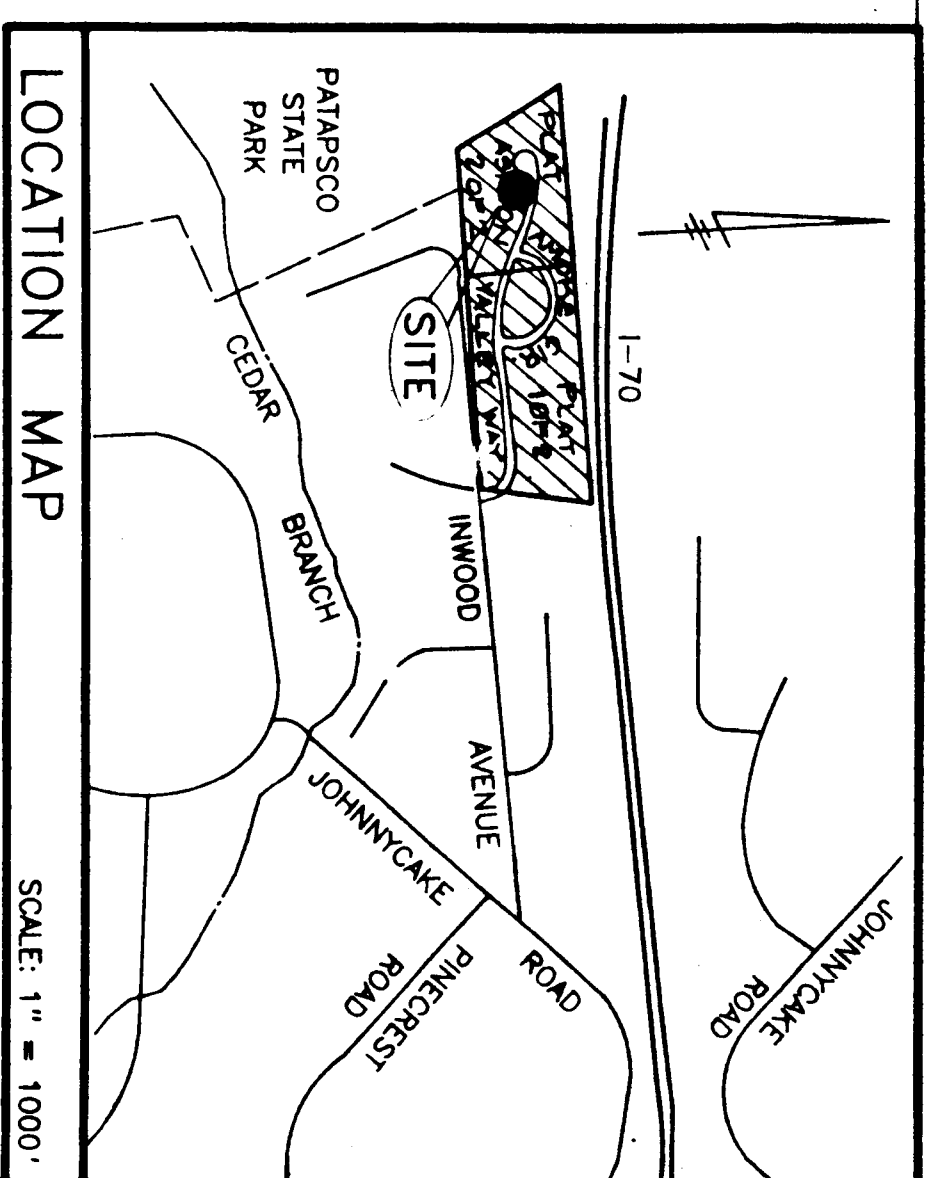


John J. J. J. J.

PREPARED BY

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828-9000



- LOCATION INFORMATION
- 1 EX ZONE: D.P. 2
 - 2 200' SCALE MAP: NW 1/4
 - 3 LOT SIZE: 11,914 SQ. FT.
 - 4 COUNCILMANIC DISTRICT: N° 1
 - 5 NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
 - 6 FLOOD HAZARD MAP COMMUNITY PANEL N° 240010 0370 B
 - 7 FLOOD ZONING HEARING: NONE
 - 8 PUBLIC WATER: #SEWER

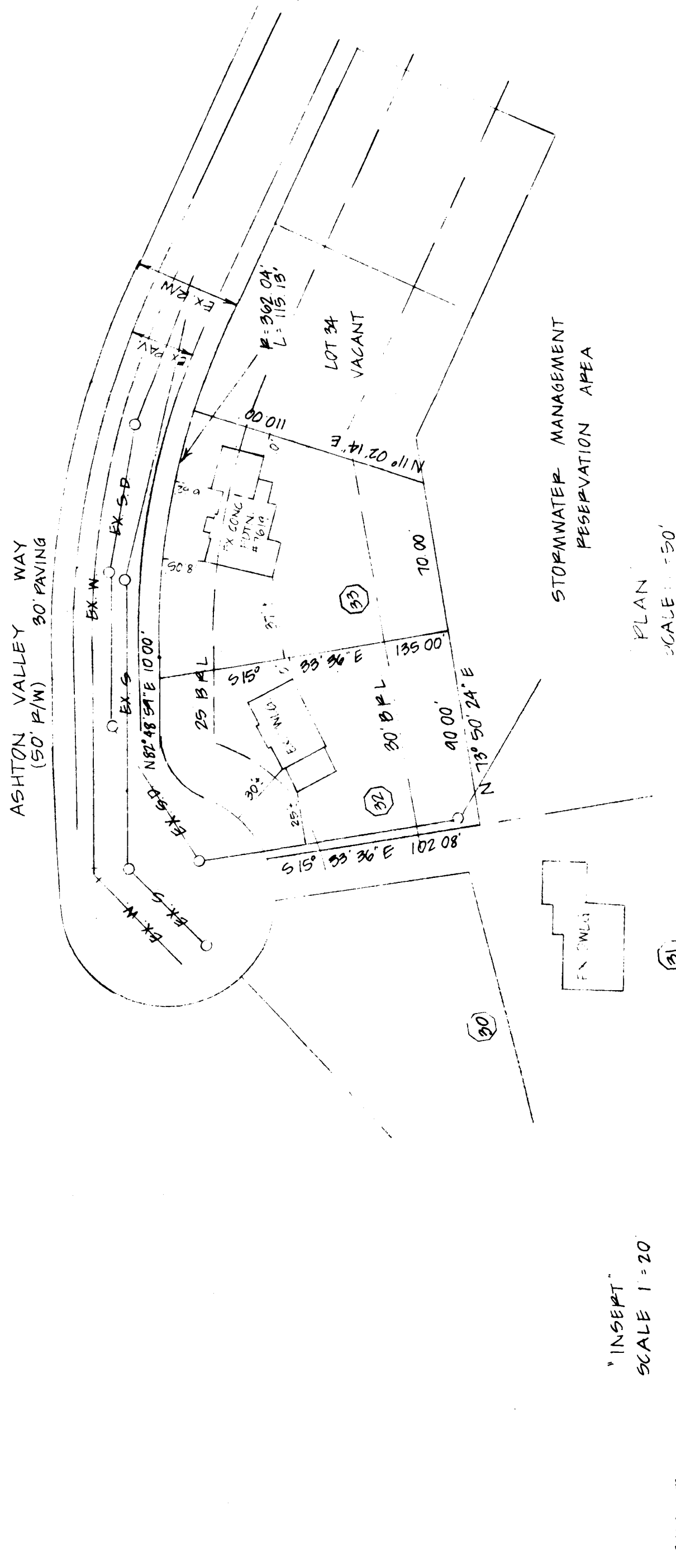
PLAT TO ACCOMPANY A PETITION
FOR A FRONT YARD VARIANCE
#7619 ASHTON VALLEY WAY
LOT 93
"ASHTON VALLEY" (66-29)
ELECTION DISTRICT N° 1
BALTIMORE CO. MD
SCALE 1" = 50'
JANUARY 11, 1999

OWNER: RUTH SHELTON

DEED REF:
TAX ACCT N° 2200018287

99-267-A

ZONING OFFICE USE ONLY		
REVIEWED BY	ITEM #	CASE #
		7550



- 1 EX ZONE D & Z
- 2 200' SCALE MAP NEW L.H
- 3 LOT SIZE 11,914 SQ FT
- 4 COUNCILMANIC DISTRICT NO. 1
- 5 NOT LOCATED IN THE CHESAPEAKE BAY CRITICAL AREA
- 6 FLOOD HAZARD MAP COMMUNITY PANEL NO. 240010 0370B ZONE C
- 7 PRIOR ZONING HEARING NONE
- 8 PUBLIC WATER & SEWER

FRONT SHEETBACK DIMENSIONS AS FIELD LOCATED

[illegible]

SCALE: 1" = 50'



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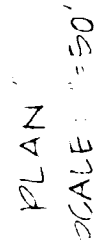
REVIEWED ITEM # 1 CASE #

TAX ACCT N° 2200018287

055L

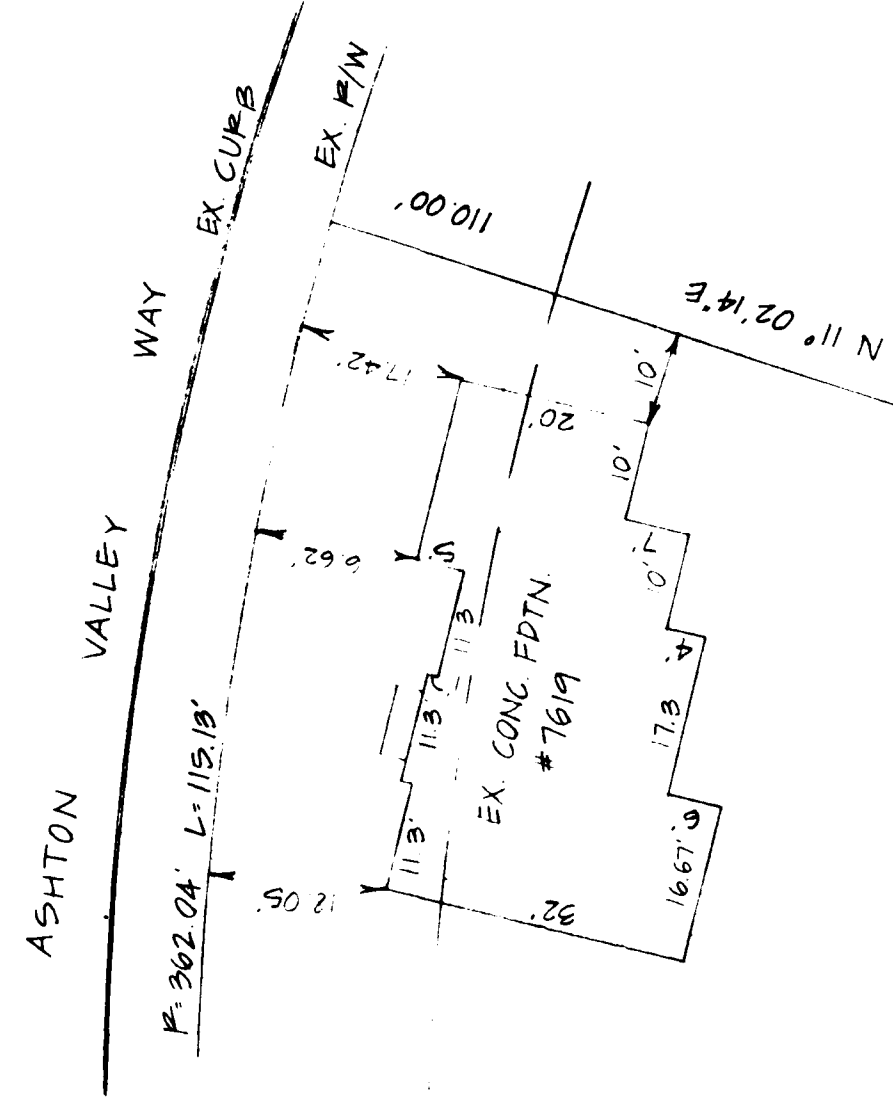


SCALE: 1" = 1000'



INSEPT
SCALE 1"=20'

FRONT SETBACK DIMENSIONS AS FIELD LOCATED



PLAT TO ACCOMPANY A PETITION
FOR A FRONT YARD VARIANCE
#7619 ASHTON VALLEY WAY

LOT 33

"ASHTON VALLEY" (66-29)

ELECTION DISTRICT No. 1

BALTIMORE CO, MD

SCALE 1" = 50'

JANUARY 11, 1999

OWNER: RUTH SHELTON

DEED REF.:

TAX ACCT. N^o 2200018287

**DEVELOPMENT
ENGINEERS, INC.**

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Room 101, Shell Building
Towson, Maryland
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AS ORDERED BY



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ZONING OFFICE USE ONLY

REVIEWED ITEM # | CASE #

7550